

SPACES AND AREAS IN THE CITY ARE VALUABLE: SHARING BOTH WITH NEIGHBOURS INCREASES THE QUALITY OF LIFE.

THIS IS THE CENTRAL GOAL OF THE URBAN DEVELOPMENT STRATEGY POCKET MANNERHATTEN.

“WHO SHARES, GETS MORE”

Increasing pressure on areas and spaces in cities, increasing resource use, climate change-related problems (such as urban heat islands), social changes and new claims for use are challenging municipalities and residents, requiring innovative methods and strategies. With the concept Pocket Mannerhatten the approach of gentle urban renewal for existing city quarters should be extended in the sense of a sustainable urban development strategy / Smart City: According to the motto: “who shares, gets more” the valuable resources in the city are systematically shared across properties. In order to be able to integrate those owners who were previously difficult to implement, an innovative compensation system (“incentive and compensation system”) is being developed.



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SHARING AS AN URBAN DEVELOPMENT STRATEGY

The concept is based on the idea of systematically linking different building areas and functions across properties, thereby creating synergies. Different sharing options are available for this purpose, which can be combined according to the spatial conditions as well as the needs and wishes of the users and owners. For example, inner courtyards or roof areas can be combined into larger ones. Common areas can be tailored to the demands of their users and used by residents of multiple buildings. It is possible to jointly build sustainable energy systems across buildings, thereby making them more profitable, and many other forms of sharing. These ideas for spatial sharing are combined with a compensation-oriented funding system and moderated participation processes to form an innovative urban renewal strategy.

THE CENTRAL OPTIONS OF EXCHANGING AND SHARING

GREEN SPACES

This option aims to merge courtyards or front yards into larger contiguous areas. Large-scale inter-property facade greening can also be realized within this option.

MOBILITY

With this option sustainable forms of mobility can be promoted. Multiple stakeholders can purchase and use a shared fleet of bicycles, cargo bikes, e-bikes and / or electric cars.

ENERGY SYSTEMS

This option allows to interlink energy and building services systems or related areas can and thus to use them more efficiently. Building services elements, such as solar power systems, can be optimally positioned across properties. If systems are installed in a sufficient size, the participants can benefit from an increase in efficiency and economies of scale and CO2-emissions can be avoided.

COMMON ROOMS

With this option, access rights to specifically used common areas, e.g. gym, music room, etc. can be exchanged. This results in a greater variety and choice of uses and enlivens unused spaces.

DEVELOPMENT

This option refers to the accessibility of existing buildings and passages through building areas. It allows users of several properties. to build a common staircase or elevator. This can result in more cost and resource efficient development.

ROOF SURFACES

This option can be chosen to merge roof areas, and to thus make them usable e.g. as roof garden or a free space for multiple parties.

BUILT STRUCTURES

The change in the built urban structure is a central aspect of urban development. For some changes, such as the deconstruction of buildings, a cross-property solution is useful. The option includes joint densification in the form of building extensions, loft conversions or yard compactions, also combined with the dismantling of densely built-up urban structures.

GROUND FLOOR ZONE AND PUBLIC SPACE

In the “Gründerzeit” style city, ground floor zones are often too fragmented for a variety of commercial uses. The option can be used to bundle areas in small-scale city structures. Thus, larger, contiguous areas are created on the ground floor – the subsequent public space is included in the concept.

SOCIAL ASPECTS

This option is primarily about organizing collaborations that promote integration and solidarity. This can be the (temporary) use of vacancies, an apartment provided in solidarity for no additional costs or organized neighborhood assistance. This sharing option differs from the others in a sense that it does not include structural measures. However, the deliberate promotion of social interaction and participation are very important aspects of sustainable urban development.

JOKER

The Joker is a flexible sharing option that allows you to take into account the uniqueness of each location and every actor, to put the various possibilities of sharing together as well as to integrate new ideas and sharing possibilities into the concept.

COMPENSATION SYSTEM WITH INCENTIVE IMPULSE

Many urban development projects can only be implemented with the help of public subsidies. The strategy of Pocket Mannerhatten aims to develop a public-benefit oriented system with alternative, non-monetary funding opportunities. Thus, in the future public funding authorities can be financially relieved and further governance tools are to be created. The team’s deliberations include new forms of support, such as possible levy waivers, as well as considerations for selective exceptions in planning law and building regulations. The prerequisite for this is the condition that inter-property sharing triggers long-term public-benefit effects. The draft for the compensation system with incentive impulse (“incentive system”), is being developed together with city officials.



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ON SITE: PLANNED IMPLEMENTATION PROJECT

Parallel to the theoretical elaboration of the different aspects of sharing, the exploratory project involved an intensive process of activation and participation. Thus, a city block in the district of Ottakring, was found, in which the team was able to prepare a detailed concept for the implementation in close cooperation with owners and planning authorities of the City of Vienna.